122.0	0008	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,145,600 / 1,145,600
					USE VALUE:	1,145,600 / 1,145,600
					ASSESSED:	1,145,600 / 1,145,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WARNER WILLIAM B
Owner 2:	MACARTHUR ELIZABETH J
Owner 3:	
Street 1:	1 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOPEMAN ALBERT A IV -
Owner 2:	STARKS CYNTHIA S -
Street 1:	1 MONADNOCK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .187 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Clapboard Exterior and 2776 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8148.000	577,000	500	568,100	1,145,600
Total Card	0.187	577,000	500	568,100	1,145,600
Total Parcel	0.187	577,000	500	568,100	1,145,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.68 | /Parcel: 412.68

Legal Description

User Acct 79168

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/30/17

!9553!

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0008-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	577,000	500	8,148.	568,100	1,145,600		Year end	12/23/2021
2021	101	FV	560,000	500	8,148.	568,100	1,128,600		Year End Roll	12/10/2020
2020	101	FV	559,800	500	8,148.	568,100	1,128,400	1,128,400	Year End Roll	12/18/2019
2019	101	FV	420,000	500	8,148.	599,700	1,020,200	1,020,200	Year End Roll	1/3/2019
2018	101	FV	420,000	500	8,148.	441,900	862,400	862,400	Year End Roll	12/20/2017
2017	101	FV	420,000	500	8,148.	422,900	843,400	843,400	Year End Roll	1/3/2017
2016	101	FV	420,000	500	8,148.	391,400	811,900	811,900	Year End	1/4/2016
2015	101	FV	410,100	500	8,148.	328,200	738,800	738,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:14:50

LAST REV

Date	Time
11/22/21	13:21:00
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9553

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOPEMAN ALBERT	78961-95	1	10/21/2021		1,400,000	No	No		
PASCALE ROSE MA	29525-344		12/15/1998		430,000	No	No		Y

USER DEFINED

Prior Id # 1:	79168
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2004	1128	Re-Roof	10,500					
10/12/2000	804	Redo Kit	35,000	C				
1/25/1999	40	Manual	12,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	189	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT
10/31/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8148		Sq. Ft.	Site		0	90.	0.77	10			Med. Tr	-5					568,093						568,100	

Total AC/HA:	0.18705	Total SF/SM:	8148	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	568,093	Spl Credit		Total:	568,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09191918
Const Adj.:	1.00989902
Adj $ / SQ:	143.355
Other Features:	107650
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	708893
Depreciation:	131854
Depreciated Total:	577039

COMMENTS

OF=JACUZZI IN MASTER BATH & SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

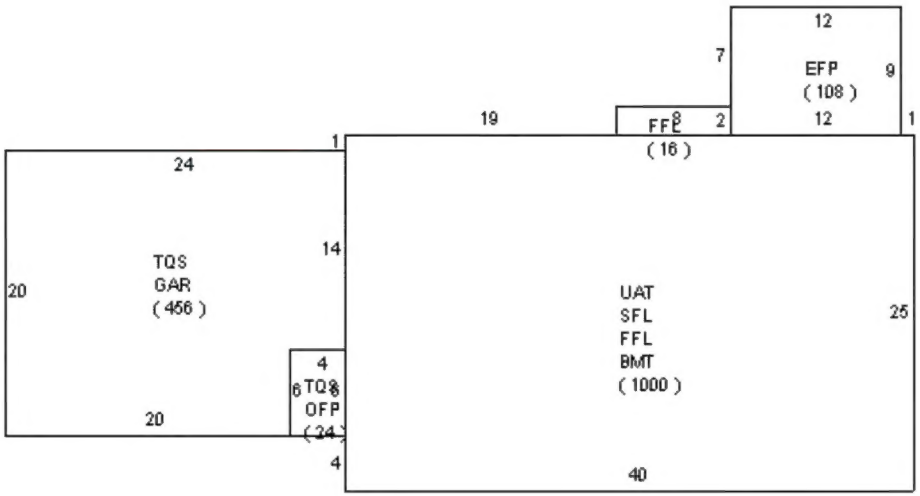
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	190.66
Special Features:	0	Val/Su Net:	136.92
Final Total:	577000	Val/Su SzAd	242.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,016	143.350	145,648
BMT	Basement	1,000	54.190	54,188
SFL	Second Floor	1,000	143.350	143,355
GAR	Garage	456	20.690	9,432
TQS	3/4 Story	360	143.350	51,608
UAT	Upper Attic	250	57.340	14,335
EFP	Enclos Porch	108	52.950	5,719
OFP	Open Porch	24	44.440	1,066
	Net Sketched Area:	4,214	Total:	425,351

Size Ad	2376	Gross Area	5084	FinArea	2776

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

122.0-0008-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	A	AV	1985	5.38	T	27.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc